

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone (R1) to Industrial (Manufacturing) use zone (Cold Storage) in Sy.No.215/R4 (P) of Mangalpally Village and Sy.No.26(P) of Chintapally Village, Ibrahimpatnam Mandal, R.R. District to an extent of 1 Acre i.e., 4840.00 Sq.yds. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 30

Dated: 19-01-2016
Read the following:-

1. From the MC, HMDA, Hyderabad, Letter No.291030/MP1/ Plg/SW/2015, Dt.22.08.2015.
2. Govt. Lr.No.10661/11/2015-1, MA&UD (11) Dept., Dated:02.11.2015.
3. From the MC, HMDA, Hyderabad, Letter No.291030/MP1/ Plg/SW/2015, dated:13.11.2015.
4. Govt.Memo.No.10661/I1/2015-2, MA & UD (11) Dept., Dated:20.11.2015.
5. From the MC, HMDA, Hyderabad, Letter No.201930/MP1/ Plg/SW/2015, dated:30.12.2015.

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ORDER:

The draft variation to the land use envisaged in the Notified Master Plan of MDP-2031 issued in Government Memo 4th read above, was published in the extraordinary issue of the Telangana Gazette No.326, Part-I, dated 20.11.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,42,820/- (Rupees two lakhs forty two thousand eight hundred and twenty only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:23.01.2016.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use Notified Master Plan of MDP-2031 vide G.O.Ms.No.33, MA & UD Department, Dated:24.01.2013, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.215/R4(P), Mangalgally Village and Sy.No.26/P of Chintapally Village, Ibrahimpatnam Mandal, Ranga Reddy District to an extent of 1 Acre i.e., 4840.00 Sq.yds. which is presently earmarked for Residential use zone (R1) in the Notified Master Plan of MDP - 2031 vide G.O.Ms.No.33, MA & UD Department, dated:24.01.2013 is designated as Industrial (Manufacturing) use zone (Cold Storage) use subject to the following conditions:

- a) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- b) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- c) The owner/applicants shall develop the road free of cost as may be required by the local authority.
- d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban development authorities/ Municipal Corporations / Municipalities before issue of building permission / development permission., and it must be ensured that the best financial interests of the Government preserved.
- e) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- h) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- k) The owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

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- I) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall pay 33% of the fee compounding fees at the time of building permission.

SCHEDULE OF BOUNDARIES

NORTH : Sy.No.215/P of Mangalpally (V).

SOUTH : 40'-0" wide B.T. road

EAST : Sy.No.215/P of Mangalpally (V).

WEST : Sy.No.215/P of Mangalpally (V).

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery &
Stores Purchase, Hyderabad.

The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

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// FORWARDED :: BY ORDER //

SECTION OFFICER